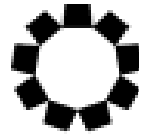


ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

AGENDA

REGIONAL PLANNING COMMITTEE

Wednesday, December 6, 2017, 1:00 p.m. to 3:00 p.m. (Lunch 12:45 p.m.)

Location:

Bay Area Metro Center
375 Beale Street
Yerba Buena Conference Room
San Francisco, California

Committee Staff:

Steve Heminger, Executive Director

The ABAG Regional Committee may act on any item on this agenda.

Agenda and attachments available at abag.ca.gov

For information, contact Wally Charles, ABAG Planning and Research, at (415) 820-7993.

1. CALL TO ORDER / CONFIRM QUORUM

2. PUBLIC COMMENT INFORMATION

3. APPROVAL OF SUMMARY MINUTES OF OCTOBER 4, 2017 ACTION

Attachment:

1. *Summary Minutes of October 4, 2017*

4. ANNOUNCEMENTS INFORMATION

5. SESSION OVERVIEW

INFORMATION

Ken Kirkey, Planning Director will provide an overview of the meeting, other relevant Integrated Regional Planning Program projects and activities and upcoming meetings.

6. CONTEXTUAL OVERVIEW OF KEY ASPECTS OF THE BAY AREA HOUSING CRISIS

INFORMATION

A. DISPLACEMENT AND ANTI-DISPLACEMENT POLICY LANDSCAPE

Miriam Zuk, Director of the Center for Community Innovation and the Urban Displacement Project, University of California Berkeley, will present an overview of gentrification and displacement in the Bay Area, including typology maps, explanation of drivers, impacts on households and communities, as well as a conceptual framework for protection and preservation policies, and a picture of the distribution of anti-displacement policy tools being implemented today in the Bay Area. Finally, the presentation will cover how we can leverage investment and development to improve communities without displacing long-term residents, highlighting examples of the inclusion of anti-displacement measures in large-scale, positive urban investments.

Attachment:

1. Summary of Presentation
2. Anti-Displacement Policy Landscape

B. THE FINANCIAL REALITIES OF BUILDING HOUSING IN THE BAY AREA

Carol Galante, Faculty Director of the Turner Center for Housing Innovation, University of California Berkeley, will present [the current state of housing production and the need to build more homes and reduce costs. To illustrate] the challenges and financial realities facing both market rate and affordable developers, Turner will also present findings from two prototypical development pro formas, as well as discuss the effect specific policy changes could have on these scenarios.

Attachment:

1. Summary of Presentation
2. Financial Realities of Building Housing

C. QUESTIONS & ANSWERS

**7. 2018 DRAFT ADVOCACY PROGRAM
INFORMATION**

Rebecca Long, Principal legislative Analyst, will present a draft joint advocacy program for consideration for adoption by MTC and ABAG in January 2018.

Attachment: Memo

1. 2018 Draft Advocacy Program

8. ADJOURNMENT

The next regular meeting of the ABAG Regional Planning Committee will be on February 7, 2018.

Submitted: 11/28/2017